



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00015
Date Received: 1/10/14
Commission/Group: Northland Community Council
Existing Zoning: C-3 Application Accepted by: D. Weiss Fee: \$1,900.00
Comments: 3/25/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Parking reduction of 38 spaces from required minimum for church purposes.

3312.49

LOCATION

1. Certified Address Number and Street Name 4345 Cleveland Avenue

City Columbus

State Ohio

Zip 43224

Parcel Number (only one required) 010-103745

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Mt. Sinai Church of God in Christ

Address 4345 Cleveland Avenue City/State Columbus, Ohio Zip 43224

Phone # 614-296-2889 Fax # n/a Email sr19855@yahoo.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Timothy J. McGrath

Address 575 S. Third Street City/State Columbus, Ohio Zip 43215

Phone # 614-228-6345 Fax # 614-228-6369 Email: tjm@columbuslawyer.net

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Robert L. James

ATTORNEY / AGENT SIGNATURE Timothy J. McGrath

X Robert L. James, Sr. Pastor
Timothy J. McGrath

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

14310-00015
4345 Cleveland Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Timothy J. McGrath
of (1) MAILING ADDRESS 575 S. Third Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Mt. Sinai Church of God in Christ

AND MAILING ADDRESS

4345 Cleveland Avenue

Columbus, OH 43224

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Mt. Sinai Church of God in Christ

4345 Cleveland Ave., Columbus, OH 43224 (614) 296-2889

AREA COMMISSION OR CIVIC GROUP

(5) Northland Community Council

AREA COMMISSION ZONING CHAIR OR

Dave Paul, Zoning Chair

CONTACT PERSON AND ADDRESS

PO Box 297836, Columbus, OH 43229

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Attached Variance Report

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 10th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

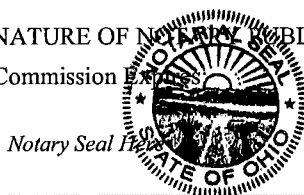
(8) [Signature]

My Commission Expires

Carol L. Riggs

Notary Public, State of Ohio

My Commission Expires 06-14-2014



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APPLICANT

Mt. Sinai Church of God In Christ
4345 Cleveland Avenue
Columbus, OH 43224

PROPERTY OWNER

Mt. Sinai Church of God In Christ
4345 Cleveland Avenue
Columbus, OH 43224

ATTORNEY

Timothy J. McGrath, Esq.
Strip, Hoppers, Leithart, McGrath &
Terlecky Co.
575 S. Third St.
Columbus, OH 43215

**AREA COMMISSION OR NEIGHBORHOOD
GROUP**

Northland Community Council
Dave Paul, Zoning Chair
PO Box 297836
Columbus, OH 43229

SURROUNDING PROPERTY OWNERS

LRC Morse Investors, Ltd.
1585 Frederick Blvd.
Akron, OH 44320

Columbus-Morse Road Bank Investors LLC
Huntington National Bank
Bank Property Division
PO Box 182334
Columbus, OH 43218-2334

Jacinto W. Beard and Karen L. Beard
4337 Cleveland Ave.
Columbus, OH 43224

Kaby Real Estate, LLC
4363 Cleveland Ave.
Columbus, OH 43224

Linda Conklin Might and Thomas Might
4320 Cleveland Ave.
Columbus, OH 43224

S & Y Property, Inc.
6796 Lakeside Cir. W.
Worthington, OH 43085

Phyllis I. Jeffers
4737 State Route 792
Stockport, OH 43787

Steven J. Machingo and
Maria Machingo
4326 Cleveland Ave.
Columbus, OH 43224

14310-00015
4345 Cleveland Ave.



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STATEMENT OF HARDSHIP

14310-00015
4345 Cleveland Ave.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The existing parking lot and site will provide all parking needed for use by the
Owner/Applicant as its church. Additional parking is available on adjacent site, if needed.

The existing building is not being enlarged.

Site limitations make parking expansion impossible.

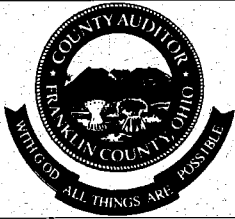
Mt. Sinai Church of God in Christ

Signature of Applicant

Robert L. James
Robert L. James, Sr. Pastor

Date January 3, 2014

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/12/13



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are responsible for consulting information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00015
4345 Cleveland Ave.

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City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

**The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits**

Parcel ID: 010103745

Project Name: MT SINAE CHURCH OF GOD

House Number: 4345

Street Name: CLEVELAND AVE

Lot Number: N/A

Subdivision: N/A

Work Done: REMODEL

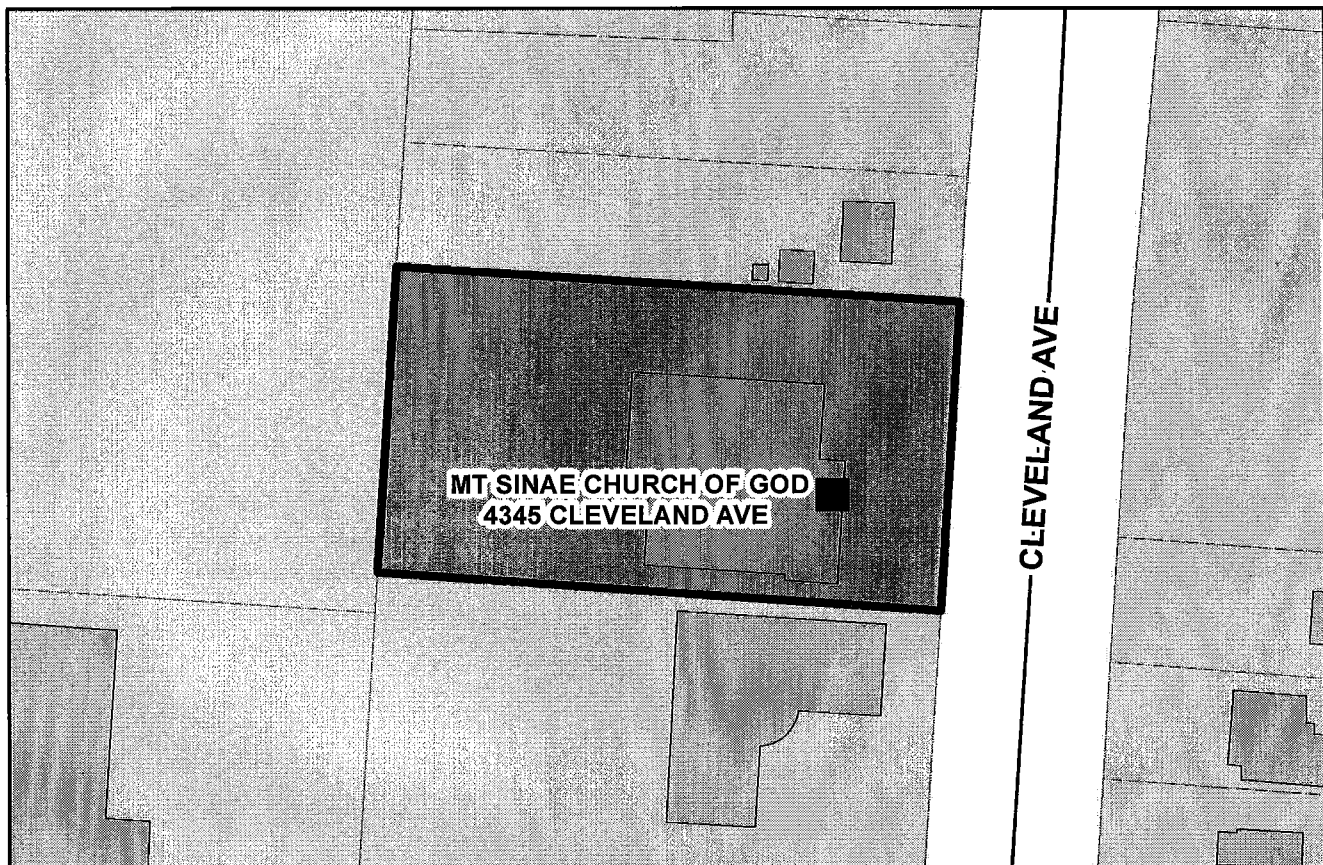
Complex: N/A

Owner: MT SINAI CHURCH OF GOD IN CHRIST

Requested By: AARON FIRSTENBERGER, ATTORNEY FOR OWNER

Printed By: James R Reagan

Date: 12/13/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 465497



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION

14310-00015

4345 Cleveland Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy J. McGrath
of (COMPLETE ADDRESS) 575 South Third Street, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Mt. Sinai Church of God in Christ

4345 Cleveland Ave., Columbus, OH 43224

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

10th day of January

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Carol L. Riggs

Notary Public, State of Ohio

My Commission Expires 06-14-2014

Notary Seal Here

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